



58 Glenwood Drive, Armadale

Offers Over £200,000



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Welcome to this beautifully presented three bedroom family home, a stylish and inviting property that combines modern interiors with a layout made for everyday living. From the moment you arrive, the home has a lovely sense of kerb appeal, with a private driveway providing convenient off street parking before you even step through the front door. Inside, the accommodation flows effortlessly from a comfortable lounge into an open plan dining and kitchen space, with French doors connecting the home directly to the rear garden. Stepping inside, you are welcomed into the entrance hallway, with the staircase rising directly ahead. To the right is a convenient downstairs WC, a particularly useful addition for busy family life, while the next door leads you into the main living accommodation.

The front facing lounge is a bright and welcoming room, with a large window drawing in plenty of natural light. Warm wood effect flooring and contemporary décor give the room a stylish yet comfortable feel, with plenty of space for a generous sofa and additional furnishings. There is a real sense of flow here too, as the lounge leads naturally through towards the dining and kitchen area beyond.

Moving through the home, the dining area creates a fantastic transition between the lounge, kitchen and garden. There is ample room for a family dining table, making this a space equally suited to everyday dinners, weekend breakfasts or having friends and family over. French doors open directly onto the rear garden, bringing in further natural light and creating that all important connection to the outdoors during the warmer months.

Sitting alongside the dining space, the kitchen is finished in a contemporary grey palette with a generous range of cabinetry, light worktops and tiled splashbacks. There is plenty of preparation and storage space, while its open connection with the dining area keeps the kitchen at the heart of the home and makes the entire rear living space feel sociable and connected.



Heading back through the hallway and upstairs, the landing gives access to all three bedrooms, the family bathroom and useful additional storage.

The main bedroom is a king-size bedroom, beautifully finished in soft neutral tones and complemented by an impressive run of mirrored fitted wardrobes, providing excellent storage without compromising on floor space.

A handy storage cupboard is positioned off the landing, followed by bedroom two, another comfortable king-size room which is well proportioned bedroom with plenty of flexibility for family members or overnight guests.

Continuing around the landing, bedroom three sits directly ahead. Currently arranged as a home office, it shows just how versatile the accommodation can be, offering an ideal third bedroom, nursery, dressing room or dedicated work from home space depending on the needs of its next owners. From the landing access to the loft space with is floored with ladders attached.

The family bathroom completes the upper level and has been finished with a fresh, contemporary look. A bath is complemented by a large rainfall style shower above and glazed screen, alongside a WC and vanity style wash hand basin providing additional storage.

Outside, the rear garden is accessed directly from the dining area, making it feel like a natural extension of the downstairs living space and providing somewhere to enjoy outdoor dining, entertaining or simply relaxing at home. The garden benefits from sun all day long.



Offering the combination buyers so often look for private driveway parking, three bedrooms, a downstairs WC, open plan living and dining space, excellent storage and direct access to the garden this is a home that gets the balance just right. Stylish, comfortable and incredibly easy to live in, it is ready for its next owners to walk through the door and immediately feel at home.

Armadale is a popular and well connected West Lothian town, offering an excellent balance of community, convenience and connectivity. Particularly appealing to families and commuters, the area provides a great range of everyday amenities while remaining ideally positioned for travel throughout the central belt.



The town itself has a good selection of local shops, supermarkets, cafés and everyday services, alongside leisure and recreational facilities. Families are well catered for with local primary schooling and Armadale Academy, while the surrounding area offers plenty of opportunities to enjoy the outdoors, including nearby parks, countryside walks and scenic routes.

One of Armadale's biggest advantages is its excellent transport connectivity. Armadale railway station provides direct services towards both Edinburgh and Glasgow, making the town an attractive choice for commuters. Road links are equally convenient, with easy access towards the M8 motorway, connecting Edinburgh and Glasgow as well as the wider motorway network.

For a broader choice of shopping, dining and entertainment, Livingston is within easy reach, home to extensive retail facilities, restaurants and leisure attractions, while nearby Bathgate offers further shops, cafés and amenities.

Combining a welcoming community feel with excellent transport links and easy access to the wider West Lothian area, Armadale continues to be a popular choice for families, first time buyers and commuters looking for a well connected place to call home.

Home Report Value- £210,000

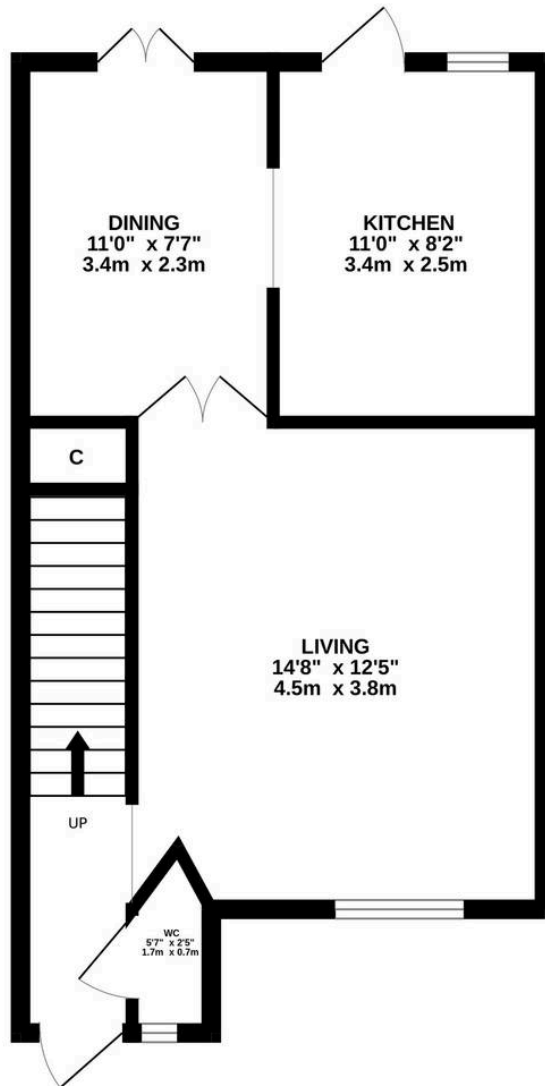
EPC - C

Council Tax Band - D

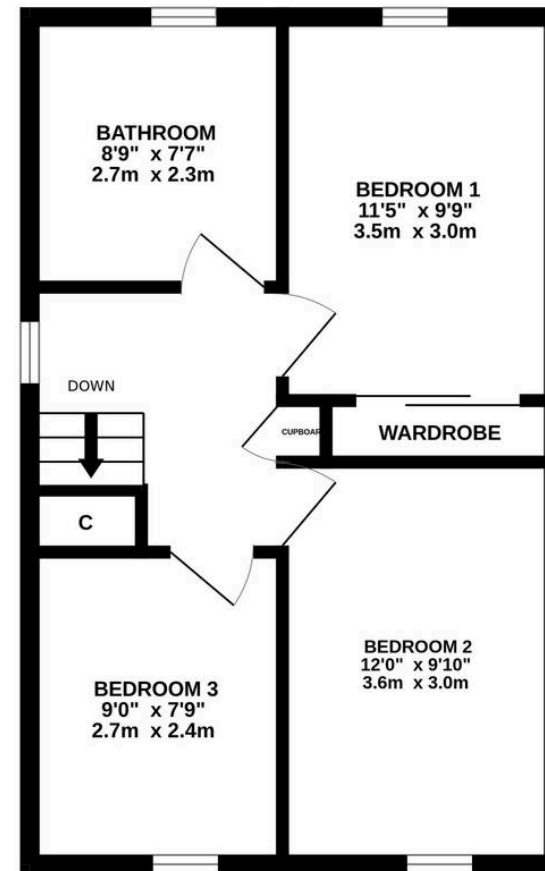
Square Ft- 829/77m²



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

